

CONWAY PLANNING BOARD

MINUTES

JULY 23, 2020

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CONWAY PLANNING BOARD

MINUTES

JULY 23, 2020

A meeting of the Conway Planning Board was held on Thursday, July 23, 2020 beginning at 7:00 pm at the Conway Recreation and Parks Department, 176 Main Street, Conway, NH. Those present were: Chair, Steven Hartmann; Selectmen's Representative, Steven Porter; Vice Chair, Benjamin Colbath; Secretary, Sarah Frechette; Bill Barbin; Ailie Byers; Earl Sires; Alternate, Steven Steiner [in audience]; Alternate, Ray Shakir [in audience]; Planning Director, Thomas Irving; and Planning Assistant, Holly Meserve.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Porter made a motion, seconded by Mr. Colbath, to approve the Minutes of July 9, 2020 as written. Motion carried unanimously.

20TEN INVESTMENTS, LLC/DVS FAMILY, LLC/1858 CONWAY, LLC/RUSHIL CONWAY, LLC/RAJ 1858, LLC (PID 235-17 & 17.1) – SITE PLAN REVIEW (FILE #FR20-06)

Josh McAllister of HEB Engineers appeared before the Board. This is an application to demolish all existing structures and construct a 22,808 square feet, 3-story, 114-room hotel; a 5,800 square foot restaurant space; and a 2,500 square foot bank space with associated infrastructure.

Mr. Porter made a motion, seconded by Mr. Colbath, to accept the application of 20Ten Investments, LLC/DVS Family, LLC/1858 Conway, LLC/Rushil Conway, LLC/RAJ 1858, LLC for a site plan review as complete. Motion carried unanimously.

Mr. McAllister stated this is the site of the former Junge's Motel. Mr. McAllister stated there are three existing curb cuts, which is being reduced to two curb cuts after a scoping meeting with the NHDOT. Mr. McAllister stated the drainage is completely subsurface beneath the parking lot. Mr. McAllister stated there are minor off-site improvements on Route 16; curb cut and sidewalk reconstruction. Mr. McAllister reviewed the architectural elevations of the buildings.

Mr. Hartmann asked for Board comment; Mr. Porter asked if this site will be developed in one phase or is there a phasing plan. Mr. McAllister stated it is anticipated to be completed in one phase. Mr. Porter asked how will this impact the residential neighborhood behind this site. Mr. McAllister stated it shouldn't affect the neighborhood as there is a significant stand of trees and plantings; if they can see Route 16 now, they will still be able to see Route 16 once this site is redeveloped.

Mr. Hartman asked for public comment; Steven Steiner asked what is the brand of the restaurant. Mr. McAllister stated he cannot mention the brand. Mr. Steiner stated then we are not going to have two empty buildings. Mr. McAllister stated they have tenants.

**Adopted: August 13, 2020 – As Written
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Jan Filip of Golden Gable Inns asked if a connecting drive is proposed to his property. Mr. McAllister stated they are proposing a connection up to the property line, and there will be a note on the plan that indicates the developers of this lot will grant you an easement if ever a connection is to be made. Mr. Filip stated he does not want to connect; he thinks it is a dangerous situation. Mr. Filip stated he does not want to have to connect in the future.

Mr. Irving asked if the Board is satisfied that the hotel design meets the architectural regulations. The Board reviewed the building elevations. Mr. Colbath asked about the driveway locations. Mr. McAllister stated this is where the NHDOT wants the driveways located. Mr. Porter asked if they could remove the tarp from the sign and mow the lawn. McAllister stated he would bring both requests to his clients.

Mr. Irving read the waiver request for §110-20.C and Mr. McAllister read the waiver requests for §110-20.F/§130-66.C.(8)(i), and §110-20.G. **Mr. Porter made a motion, seconded by Mr. Hartmann, to accept the waiver requests for §110-20.C; §110-20.F/§130-66.C.(8)(i), and §110-20.G.**

Mr. Hartmann asked for Board comment; Mr. Sires asked if the driveway locations would improve traffic flow. Mr. McAllister answered in the affirmative and stated currently there are three curb cuts, and this is requiring them to aligned with those across Route 16. **Motion carried unanimously.**

Mr. McAllister read the waiver request for §110-29.D.8. **Mr. Hartmann made a motion, seconded by Mr. Porter, to accept the waiver request for §110-29.D.8.** Mr. Hartmann asked for Board comment; there was none. **Motion carried unanimously.**

Mr. McAllister read the waiver request for §110-30.C.2. **Mr. Hartmann made a motion, seconded by Mr. Colbath, to accept the waiver request for §110-30.C.2.** Mr. Hartmann asked for Board comment; Mr. McAllister stated the canopy on the restaurant building has a copper sheeting; the ordinance requires a natural material or paint. Mr. McAllister stated the waiver is to allow the copper sheeting over material that is allowed. **Motion carried unanimously.**

Mr. McAllister read the waiver request for §110-30.C.1. **Mr. Hartmann made a motion, seconded by Mr. Porter, to accept the waiver request for §110-30.C.1.** Mr. Hartmann asked for Board comment; Mr. McAllister stated this is a flat roof building that they have provided texture to the roof line. Mr. McAllister stated the building will not have roof top mechanicals.

Mr. Sires stated under §110-30.A. it states, in general, that it is to create a New England feel, and this doesn't quite meet that with the other buildings on the site. Mr. Sires stated it doesn't quite meet that definition as the intent is to preserve a New England feel so he would be hesitant with the waiver.

Ms. Frechette stated the buildings are lacking in character. Mr. McAllister stated the grill restaurant that is proposed has a more modern feel, and they are looking for a more modern feel with New England texture; it is a hybrid based on the users. **Motion carried with Ms. Frechette and Mr. Sires voting in the negative.**

Mr. Porter made a motion, seconded by Mr. Colbath, to grant the lot merger to combine PID 235-17 and PID 235-17.1 into one lot of record. Motion carried unanimously.

Mr. Porter made a motion, seconded by Mr. Colbath, to conditionally approve the site plan for 20Ten Investments, LLC/DVS Family, LLC/1858 Conway, LLC/Rushil Conway, LLC/RAJ 1858, LLC conditionally upon Town Engineer approval; North Conway Fire Chief approval; North Conway Water Precinct water and sewer approval; NHDOT Driveway permit and indicate permit number on plan; NHDES Alteration of Terrain permit and indicate permit number on plan; submitting four copies [three to remain with the Town] of revised plans with original stamps and signatures; submitting \$600 for inspections fees; a performance guarantee for all on-site improvements; a performance guarantee for all off-site improvements; when the conditions have been met, the plans can be signed out-of-session; and this conditional approval will expire on July 22, 2021. Motion carried unanimously.

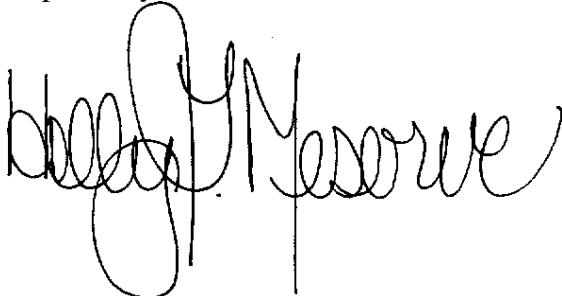
OTHER BUSINESS

Chuck Roast Equipment, Inc. (File #NA20-05): Chuck Henderson appeared before the Board. This is a request to convert 1,400 square feet of light industrial space to office space (PID 266-2). Mr. Hartmann asked if there would be a change of parking. Mr. Irving answered in the negative. Mr. Irving reviewed the zoning permit with the Board. Mr. Porter stated staff could not approve this. Mr. Irving stated there are site issues that they are not changing.

Mr. Porter made a motion, seconded by Mr. Hartmann, that the Planning Board determined that based on the provisions of §110-4. A.(5), regarding applicability, that the conversion of 1,400 square feet of light industrial space to office space is not subject to a Full Site Plan Review because it has been demonstrated that the change of use and/or physical changes to the site are insignificant relative to the existing development. Motion carried unanimously.

Meeting adjourned at 7:55 pm.

Respectfully submitted,



Holly L. Meserve
Planning Assistant